

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Department of Planning
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 22-0270 [MOD1, ZON1, VAC1,SDR1,AND TMP1]

SUBJECT: APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR
SOUTHWEST DESERT EQUITIES II, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **August 17, 2022 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares and Emily Wetzstein** at **(702)464-7499** or e-mail to nlares@lasvegasnevada.gov and ewetzstein@lasvegasnevada.gov. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, AUGUST 16, 2022.**

A handwritten signature in black ink, appearing to read "Dan Hale".

Signature

8/15/2022

Date

Dan Hale

Please Print Name

Tri Pointe Homes

Company Name

Sincerely,

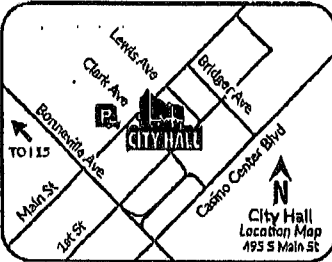
Seth Floyd
Director of Community Development
Department of Planning

Submitted after Final Agenda

AGENDA ITEM 31
08.17.22 CC MEETING
RECEIVED 8.15.22

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0270 and 22-0270-MOD1 and 22-0270-ZON1 and 22-0270-VAC1 and 22-0270-SDR1 and 22-0270-TMP1
City Council Meeting of 08/17/2022

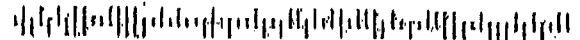
22-0270
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3041 W HORIZON RIDGE PKWY #155
HENDERSON NV 89052-4437

Quade J. Shook
Manager

PSRST
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

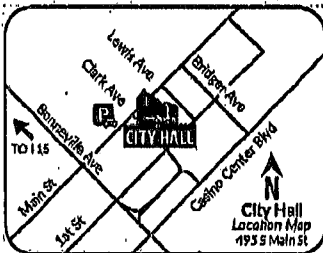
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2022 AUG -9 P 3:19



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2022 AUG -9 P 3:19

Submitted after final agenda

Items 31a-31e

Application Information

22-0270 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL. - For possible action on the following Land Use Entitlement project requests on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way (APNs 126-01-601-001 through 003 and 005), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Flora). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

22-0270-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 9.13 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APNs 126-01-601-001, 003 and 005], TO AMEND VARIOUS DEVELOPMENT STANDARDS WITHIN THE DESIGN GUIDELINES AND TO ADD PROCEDURES TO THE DESIGN GUIDELINES REGARDING DEVIATIONS FROM THE KYLE CANYON GATEWAY RESIDENTIAL DEVELOPMENT STANDARDS

22-0270-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [9.13 acres on APNs 126-01-601-001, 003 and 005]

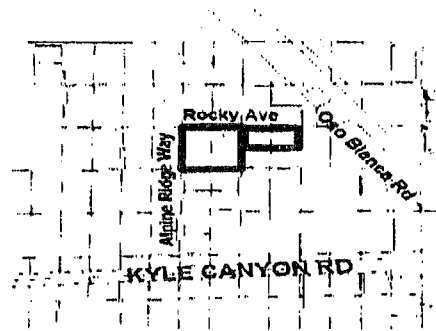
22-0270-VAC1 - VACATION - PETITION TO VACATE THE EAST 30 FEET OF MICHELLI CREST WAY (PUBLIC RIGHT-OF-WAY) BETWEEN RUSTON ROAD AND ROCKY AVENUE AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

22-0270-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

22-0270-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 4 - FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Fl. City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note: postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of governing body for their consideration prior to the meeting.

Application Location



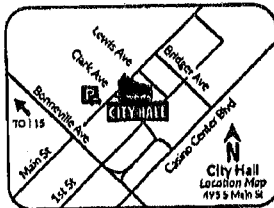
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	City Council
Date:	08/17/2022
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:30 a.m.

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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City Council Meeting of 08/17/2022



22-0270-VAC1
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MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8856 CACTUS CREEK DR
LAS VEGAS NV 89129-2206

2022 AUG 15 A 7:32

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Submitted after final agenda

Items 31a-31e